

# \$604,990 - 13 Copperpond Avenue Se, Calgary

MLS® #A2208228

**\$604,990**

3 Bedroom, 3.00 Bathroom, 1,564 sqft  
Residential on 0.07 Acres

Copperfield, Calgary, Alberta

OPEN HOUSE on Sat April 5, 2025 from 1:00 pm to 4:00 pm! Stunning 2 storey home in the heart of Copperfield and you can see the pride of ownership. This home features 9' ceiling, central air conditioning, the roof replaced in 2021, gorgeous stamped concrete patio, fence built in 2022 and a paved back alley. This house is 1 block from Thanos Park and green space and is only 2 minutes from Copperfield School and community amenities. The open concept living room is spacious and has a gas fireplace with a beautiful stone hearth. There is a large dining room with windows for natural light and would be a wonderful place to entertain your family and friends. Kitchen has a huge granite countertop, stainless steel appliances, loads of cupboard space and recess lighting. This home has a unique one-of-a-kind den next to the stairs, which is a nice space for an office. Upstairs the primary bedrooms is your oasis awaiting with ensuite bathroom that includes his and her sinks, soaker tub, shower and there is a walk-in closet. Down the hall is 2 additional bedrooms, 4-piece bath and laundry room. The basement is just waiting for your next renovation and it has roughed in plumbing for a bathroom. The backyard is south facing with a magnificent stamped concrete patio, there is a BBQ gas line, double detached garage. Close to Alkali Wetland, bike paths, ponds, shopping, school, transit and so much more. This property will not last long book your viewing today!



Built in 2015

## Essential Information

MLS® #	A2208228
Price	\$604,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	13 Copperpond Avenue Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5B5

## Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street, Paved
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	R-G
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Hope Street Real Estate Corp.
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